

Press and analyst meeting

Half-yearly figures 2011

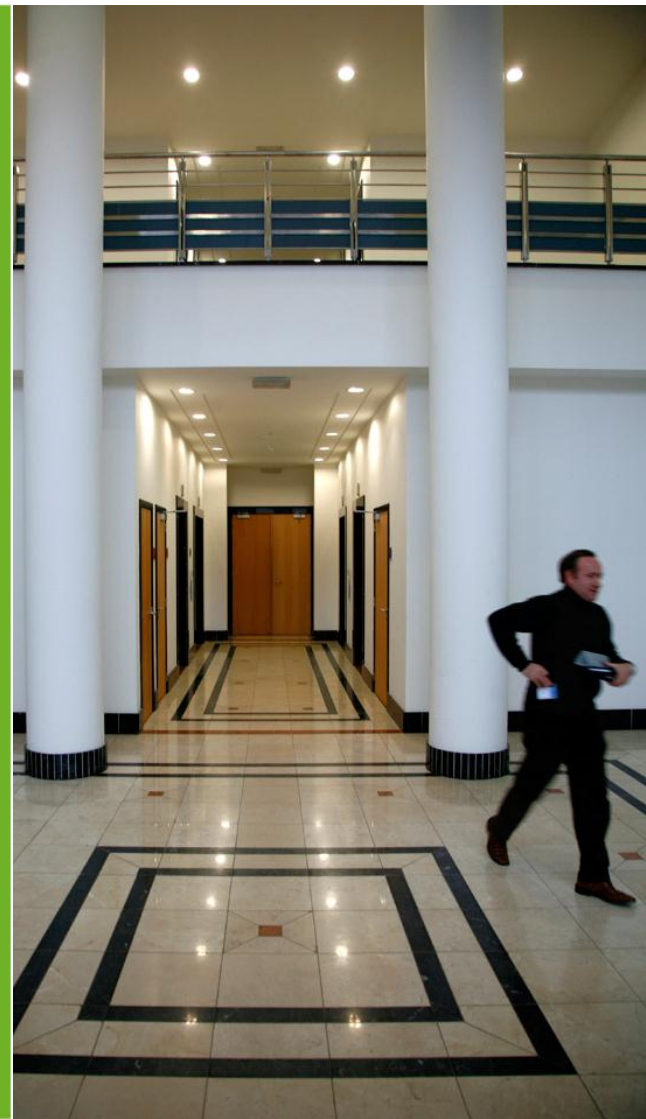
AGENDA

- 1 Description of the portfolio
- 2 Important facts of the 1st semester 2011
- 3 Financial results 30.06.2011
- 4 Real estate market
- 5 Outlook 2011



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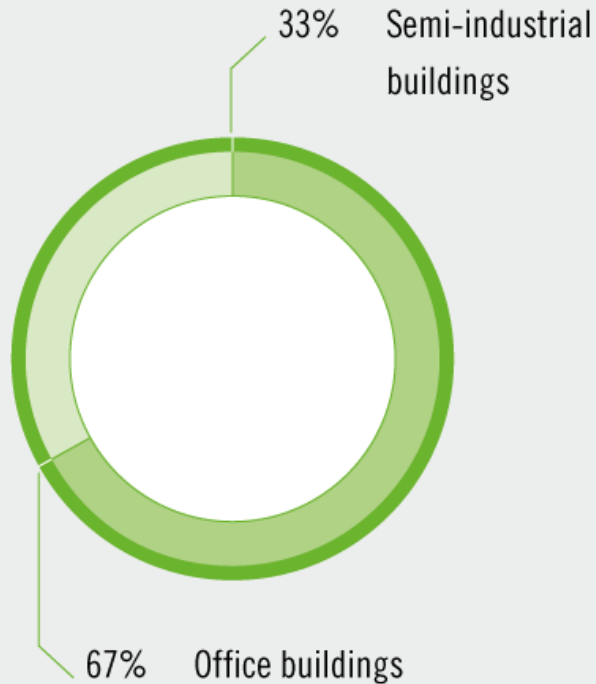
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The portfolio

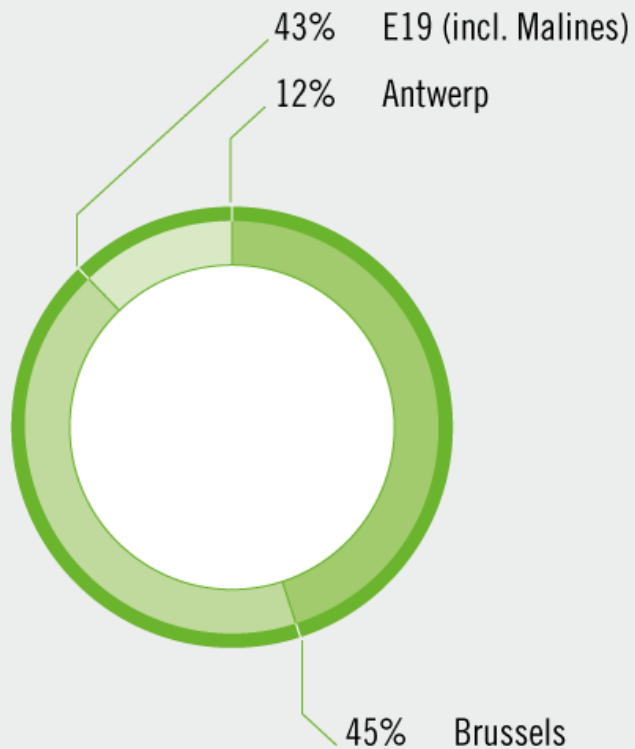
Type of real estate

- Office buildings: 17
- Semi-industrial premises/logistic buildings: 19



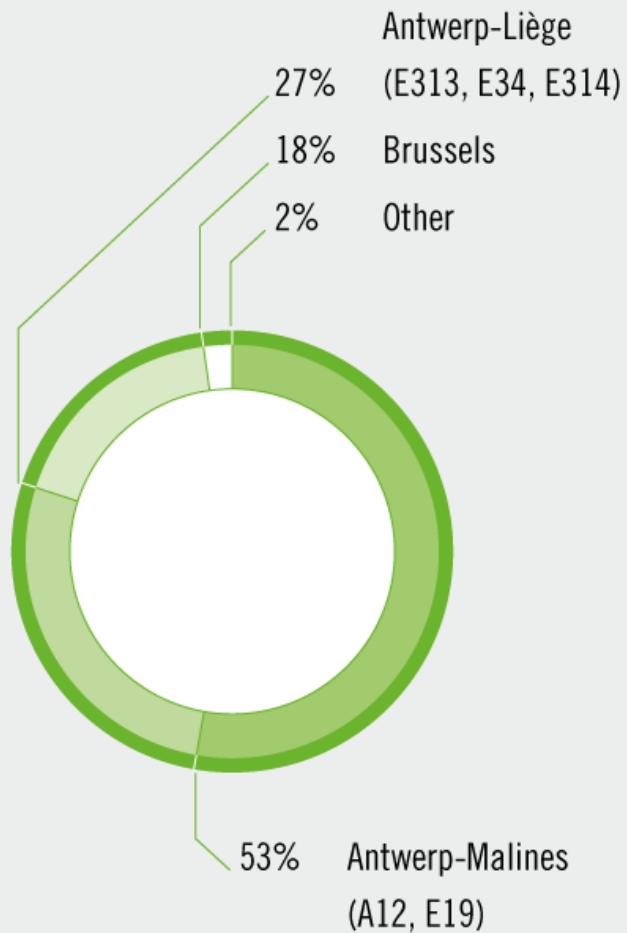
Geographic spread

Offices



Geographic spread

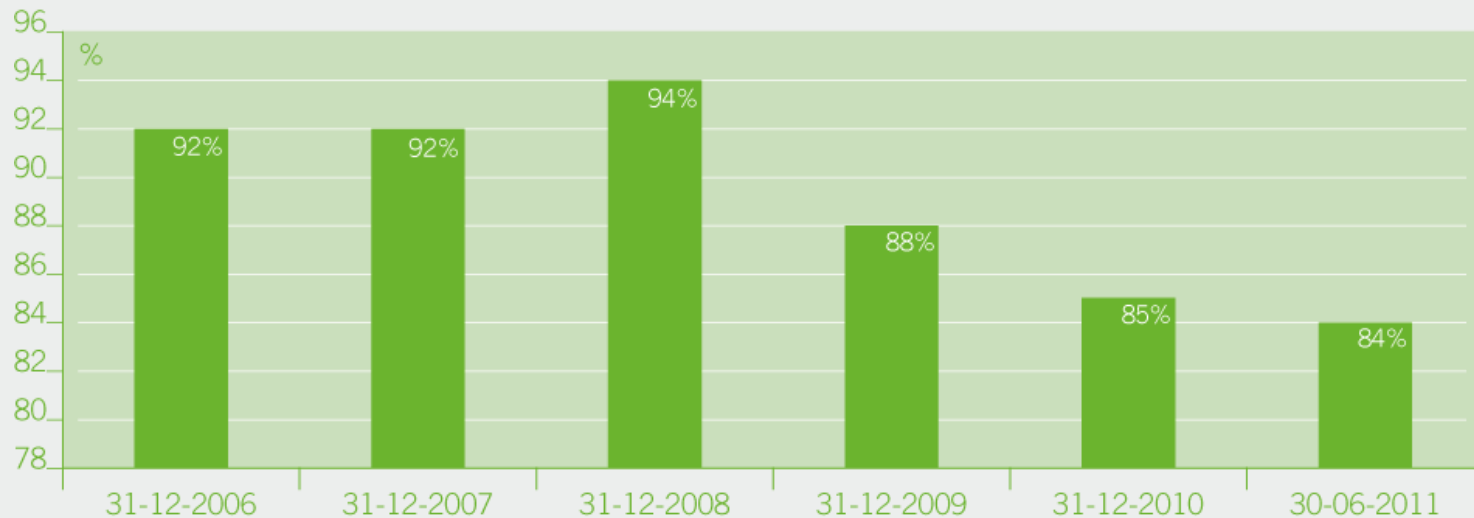
Semi-industrial/logistic real estate



Occupancy rate

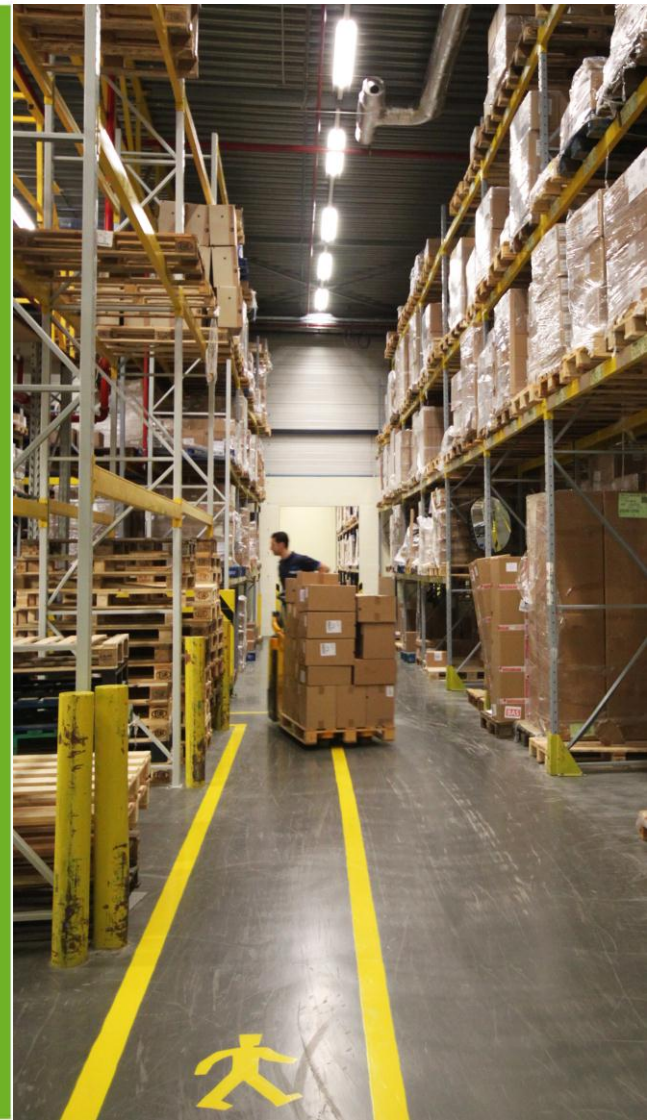
Occupancy rate total portfolio: 84 %

- Offices: 84 % (85 % at 31.12.2010)
- Semi-industrial: 83 % (84 % at 31.12.2010)



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Overview important facts

- Letting to Biocartis
- Letting to Nike Europe
- Acquisition logistic site in Huizingen
- Acquisition logistic site in Oevel
- Acquisition logistic site in Houthalen
- Rental activity

Letting to Biocartis

- Agreement in principle with Biocartis for 1.333 m² laboratories and 2.635 m² offices in Intercity Business Park in Malines
- Lease contract starts on 15 May 2011: fixed duration of 15 years with a possibility of partial termination after 9 years
- Approximately € 0,4 million net rental income on an annual basis
- Biocartis is a biotechnology company from Swiss origin founded in 2007
- For the period from May 2011 till November 2013 half of the net rental income from this lease contract will be shared with Tibotec-Virco
- Additionally in profit in 2011: € 0,7 million indemnity of Tibotec-Virco

Letting to Nike Europe

- A new lease agreement with Nike Europe in Herentals Logistics 2 located at the E313 direction Hasselt/Liège and Germany
- Entire existing new building: 20.270 m² warehouse space, 4.124 m² mezzanine and 1.276 m² offices
- Extension to be built: 20.270 m² warehouse space, 4.124 m² mezzanine and 930 m² offices
- Investment value: € 10,3 million
- As from September 2011 and full occupation expected in the first quarter of 2012
- Net rental income amounts to € 2 million on an annual basis

Acquisition logistic site in Huizingen

- Acquisition of a logistic site in Huizingen through a sale-and-rent-back transaction with Pharma Logistics (DHL)
- Located in industrial area 'De Gijzeleer' in the southern periphery of Brussels
- 3 buildings, built in 1987 and 1993, use as storage for pharmaceutical products
- Total surface area of 15.902 m² storage, 1.899 m² office space and 85 parking spaces
- Pharma Logistics (DHL) signed a lease contract for 9 years with a break option after the 6th year
- Net rental income amounts to € 605.000 on an annual basis
- Purchase price amounts to € 7,7 million (registration rights included)
- Gross initial yield of 7,85 %

Acquisition logistic site in Oevel

- Acquisition of a logistic site in Oevel (Westerlo) on 1 July 2011
- Located alongside the motorway E313
- A modern state-of-art building, built in 2007
- Completely let to UTI Belgium (European distribution of Estée Lauder) and to Berry Plastics
- Investment value: € 21,5 million
- Net rental income amounts to € 1,5 million on an annual basis
- Purchase price of the shares amounts to € 12,9 million
- Gross initial yield of 7 %

Acquisition logistic site in Houthalen

- Acquisition of a logistic site in Houthalen on 1 July 2011
- Located in Europark in Houthalen alongside the motorway E314
- A modern building, built in 2001
- Completely let to Caterpillar Logistics
- Investment value: € 14,2 million
- Rental income amounts to € 1,1 million on an annual basis
- Purchase price of the shares amounts to € 12,8 million
- Gross initial yield of 7,7 %

Rental activity

Rental activity: offices

New tenants: 5.464 m²

- Intercity Business Park: 3.970 m² to Biocartis
- Mechelen Campus: 717 m² to MC Square

Renewals or extensions of current lease contracts: 11.343 m²

- re-letting in 3T Estate in Vilvoorde to Ingram Micro for 5.072 m²
- re-letting (temporary) in Park Station in Diegem to Hello Agency for 2.472 m²
- re-letting and extension in Intercity Business Park in Mechelen to Electro Rent for 1.029 m²
- extension in Intercity Business Park in Mechelen to SGS Belgium for 870 m²
- re-letting and extension in Brussels 7 in Strombeek to Keyrus for 772 m²

Rental activity

Rental activity: semi-industrial/logistic real estate

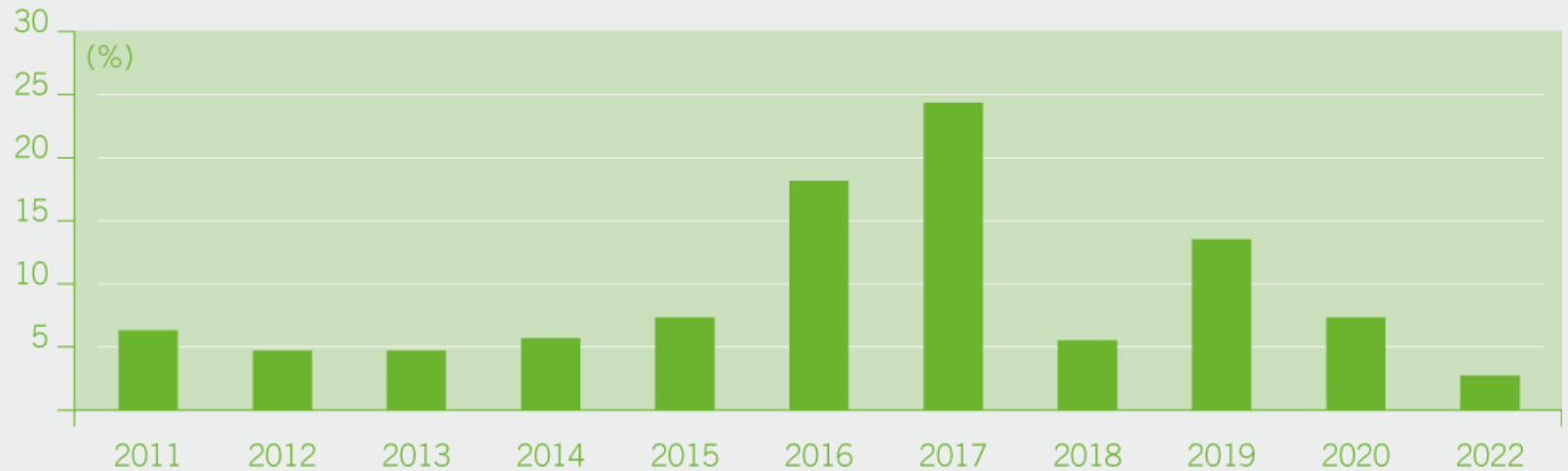
New tenants: 68.795 m²

- letting in Herentals Logistics 2 to Nike Europe for 50.994 m²
- letting in Huizingen to Pharma Logistics (DHL) for 17.801 m²

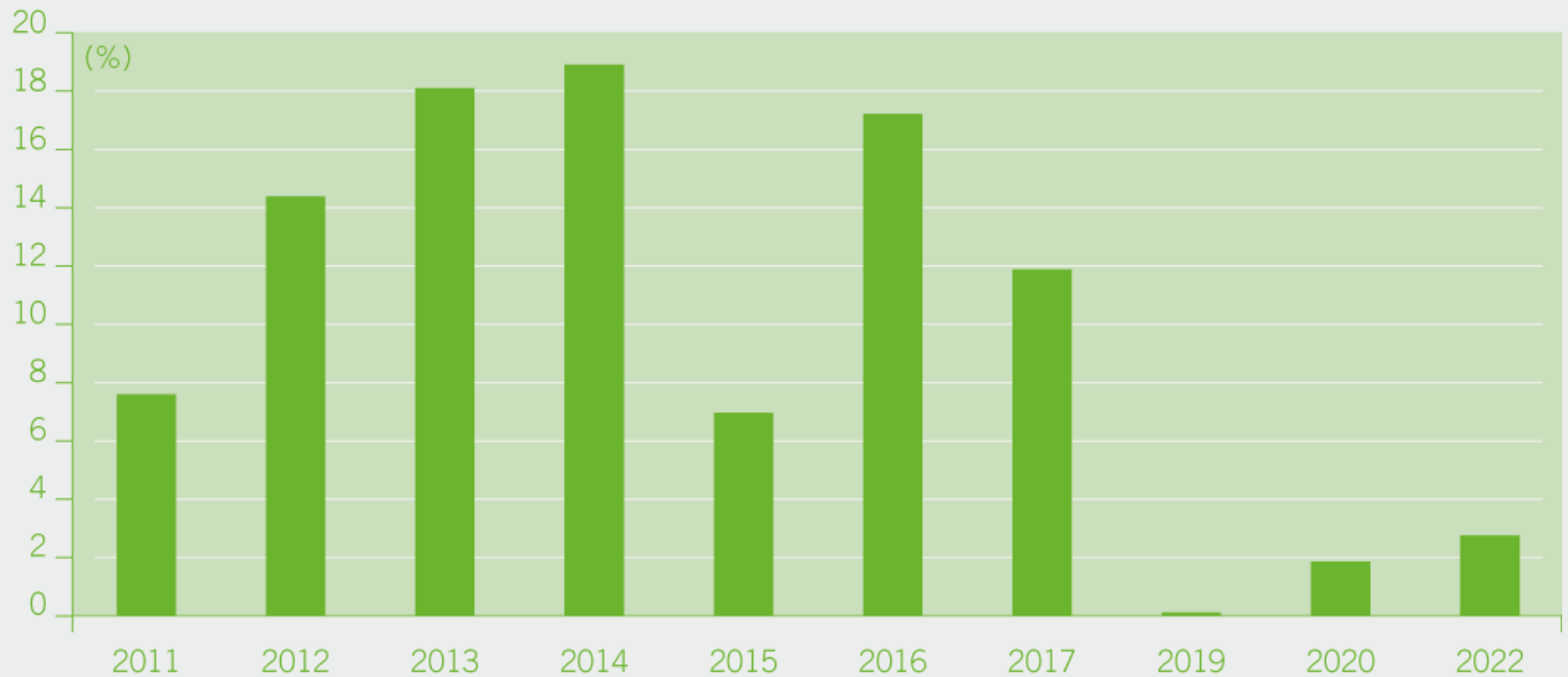
Renewals or extensions of current lease contracts: 6.125 m²

- extension of Yusen Logistics Benelux in Herentals Logistics 1 up to 4.809 m²
- extension of Pharma Logistics (DHL) in Intercity Industrial Park in Mechelen for 1.316 m²

End expiry date as at 30.06.2011



Next break as at 30.06.2011



Duration of leases as from 30.06.2011

Offices

- All leases: 3,2 years (3,6 years on 31.12.10)
- Leases +2.000 m² (66 % of portfolio): 3,7 years (4,1 years on 31.12.10)

Semi-industrial/logistic real estate

- All leases: 4,4 years (3,6 years 31.12.10)
- Leases +10.000 m² (62 % of portfolio): 5,5 years (4,5 years on 31.12.10)

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A. Evolution of the portfolio

	30.06.2011	31.12.2010
Value portfolio (investment value) (€ 000)	554.341	539.929
Current rents (€ 000)	39.970	39.453
Yield of property (%)	7,2 %	7,3 %
Current rents, including ERV on vacant properties (€ 000)	47.757	46.586
Yield if fully let (%)	8,6 %	8,6 %
Surface area buildings (m ²)	553.221	535.420
Occupancy rate (%)	84 %	85 %

B. Consolidated P&L account

<i>(in € 000)</i>	30.06.2011	30.06.2010
Rental income	18.765	19.862
Rental related expenses	-28	-24
Property management related expenses and income	921	347
Property result	19.658	20.185
Property charges	-2.472	-1.613
General costs and other operating income and expenses	-674	-529
Operating result before result on the portfolio	16.515	18.043
Result on sales of investment properties	0	494
Changes in the fair value of investment properties	4.078	-7.123
Operating result	20.593	11.414

B. Consolidated P&L account

<i>(in € 000)</i>	30.06.2011	30.06.2010
Operating result	20.593	11.414
Financial result (excl. changes in fair value – IAS 39)	- 5.643	-3.800
Changes in fair value of financial assets and liabilities (ineffective hedges – IAS 39)	-57	-641
Taxes	-36	1
Net result	14.858	6.974
Split in:		
– Operating distributable result	10.837	14.244
– Result on portfolio	4.078	-6.629
– Changes in fair value of financial assets and liabilities (ineffective hedges - IAS 39)	-57	-641

C. Consolidated balance sheet

ASSETS (in € 000)	30.06.2011	31.12.2010
Fixed assets	541.072	526.959
Intangible assets	40	47
Investment properties	540.740	526.680
Other tangible assets	277	218
Trade receivables and other non-current assets	15	14
Current assets	6.778	5.644
Trade receivables	2.361	1.726
Tax receivables and other current assets	1.870	1.943
Cash and cash equivalents	914	816
Deferred charges and accrued income	1.633	1.159
Total assets	547.850	532.603

C. Consolidated balance sheet

SHAREHOLDERS' EQUITY AND LIABILITIES <i>(in € 000)</i>	30.06.2011	31.12.2010
Shareholders' equity	278.276	286.324
Non-current liabilities	189.154	177.239
Provisions	990	990
Non-current financial debts	187.560	175.659
Other non-current liabilities	604	590
Current liabilities	80.420	69.040
Provisions	426	426
Current financial debts	67.138	53.425
Trade debts and other current debts	3.196	2.110
Other current liabilities	698	476
Accrued charges and deferred income	8.962	12.603
Total shareholders' equity and liabilities	547.850	532.603

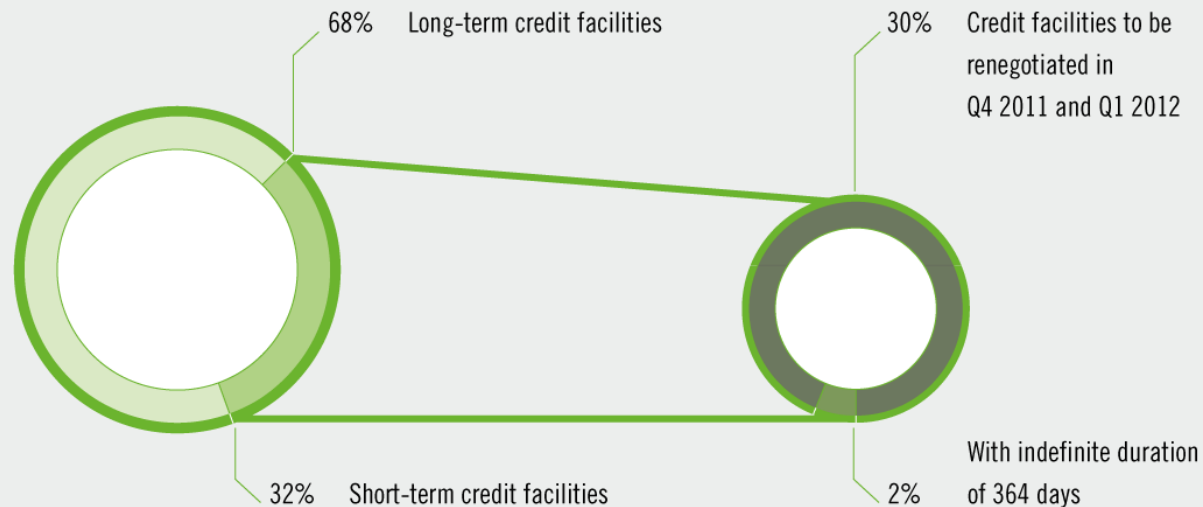
D. Data per share

	30.06.2011	30.06.2010
Number of shares	13.907.267	13.907.267
Net asset value (fair value) (€)	20,01	19,70
Net asset value (investment value) (€)	20,97	20,68
Operating distributable result (€ 000)	10.837	14.244
Gross dividend (€)	0,78	1,02
Net dividend (€)	0,66	0,87
Share price on closing date (€)	22,25	21,41
Premium to net asset value (fair value) (%)	11 %	9 %

E. Financial structure

Conservative financial structure

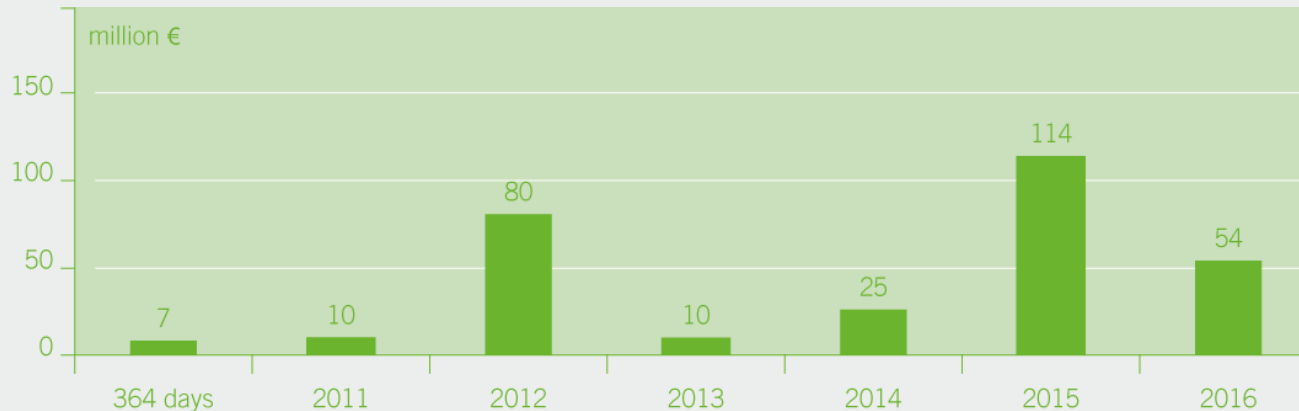
- Amount financial debts: € 254 million (excluding market value of financial derivatives)
- 68 % of the credit lines are long-term financings with an average remaining duration of 3,9 years



- Spread of credit facilities over 4 European financial institutions and bondholders

E. Financial structure

- Spread expiry date of credit facilities between 2011 and 2016



- € 46 million available non-withdrawn credit lines
- 87 % of withdrawn credit facilities have a fixed interest rate and 13 % a variable interest rate
- The interest rates are fixed for a remaining average period of 2,7 years
- Average interest rate for first semester 2011: 4,8 % (incl. bank margins) (3,2 % first semester of 2010)
- Limited debt ratio of 47 % (43 % on 31 December 2010)

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Offices

Letting Market

- Take-up: 216.000 m² in the first half of 2011 which is still very low compared to pre-crisis level
- Prime rents stable, but net rents still under pressure, although slight improvement

Investment market

- Substantial increase compared to 2010
- Indication that the market for quality products is recovering
- Top yields remain stable

General trend

- First signs of recovering market compared to 2009 and 2010 (yields and rents)
- Further recovery for letting and investment market expected in 2012

Semi-industrial and logistics

Letting Market

- More and bigger letting transactions in first half of 2011 (e.g. Nike in Herentals)
- Prime rents stable, upward correction further expected considering limited offer

Investment market

- In absolute numbers still very low
- Recovery expected in second half of 2011 (e.g. transactions in Oevel and Houthalen)
- Top yields remain stable, yield shift expected in the upcoming year

General trend

- Faster recovery for letting and investment market expected compared to offices
- Further upward correction of rents and downward yield shift expected in 2012

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Outlook 2011

- **Rental market revives slowly**
 - Increase of demand for office space and logistic buildings
 - But rents remain under pressure for some time, mainly in the office market
- **Priorities for 2nd half 2011**
 - Relation with existing tenants
 - Turn-key interior design projects
 - Further development of “look and feel” of the office buildings
 - Letting of larger offices and logistics buildings
 - Cost control through renegotiation of contracts - sustainability
- **First indications of recovery**
 - Funds available through bond issuance are used to invest in logistic sites as Huizingen, Oevel and Houthalen
 - These new investments will improve long term results
- **Projected dividend 2011: between € 1,55 and € 1,65 per share**

Questions ???

